

MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MAY 1, 2024
5:30 PM

ROLL CALL

MEMBERS PRESENT

Lloyd Stevens,
Mayor Pro Tem
Margie Anderson
Anthony Beal
Dennis Nordfelt

STAFF PRESENT

Sean Lewis, City Manager
Daniel Van Beuge, City
Attorney
Candice Maudsley,
City Recorder
Bryan Kimball,
Community Development

Megan Spurling, Planner
Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Cory Daniels, Power Dir.
Colby Zeeman, Police
Jeff Hermansen, Fire Chief
Jordan Howe, Rec Dir.
Michael Thompson

MEMBERS EXCUSED

Chad Parry
John Scott, Mayor

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

- The new hotel is close to completion of the infrastructure phase.
- There was a meeting with the Environmental Protection Agency (EPA) concerning the sewer grant with a match waiver.
- The new public works building is currently requesting proposals.

Cory Daniels, Power Director

- The power purchase agreement and prepay resolution will be addressed by a representative from UAMPS later in the meeting.
- The old hydro governor is not currently functioning resulting in no power production. The Emerson Group will be here in the next two weeks to repair it.

Jeff Jensen, Public Works Director

- A customer notice for developing a service line inventory was presented.
- The connection of the water line to the distribution system is out for bid. Multiple bids have been received and more may yet be received.
- The culvert for the water coming from the artesian well will be installed soon.
- The sandbag station is ready for volunteers.
- Domonick Peterson was hired as the new full-time Public Works employee.

Colby Zeeman, Police Chief

- Three officers are attending Crisis Intervention Team (CIT) training.
- Lieutenant Cragun has graduated from an 80-hour SWAT course.
- The Chief of Police training attended was valuable and beneficial.
- The agenda items concerning code violation were briefly reviewed.

Jeff Hermansen, Fire Chief

- The fire protection and extrication agreement are on the agenda.
- The fire inspections for business are continuing to be completed.

Jordan Howe, Rec Director

- Parker Wilkinson is the new Sport Coordinator
- Preparation for baseball has been all hands on deck.
- Pickleball is going well.
- The progress for the disk golf area, funded by grant money, is progressing.
- The Scandinavian Festival preparations are underway.
- The recreation app that will no longer be used. It is possible to partner with Yoppify for text alerts.

Michael Thompson, Library Director

- The library is gearing up for summer reading.

6:00 PM**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, May 1, 2024, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Michael Thompson offered an invocation. Candice Maudsley led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS**GRANARY ARTS PRESENTATION**

Amy Jorgenson from the Granary Arts presented an annual review of the organization. The PowerPoint presentation is available on the Public Notice Website or in the office of the City Recorder.

DAUGHTERS OF THE UTAH PIONEERS PRESENTATION

Sarah Thomas, the director of Pioneer Park and Museum presented a review of the donation previously given to her organization. A website for Ephraim's history was created called ephraimheritage.com. There are many volunteers and service missionaries providing service to the location and organization. The field trip season has begun, and summer camps will begin soon. The organization saved the Hansen House which had fallen into disrepair. The amount of \$5,000 for the Hansen House account annually was requested. The money would be put into an account that would be managed by the city. Unspent money would accrue annually and be dedicated to the Hansen House.

ACTIVE TRANSPORTATION BILL

Jill Colby, the founder of Cycle Sanpete presented HB 449 to the city council. This bill requires bike safety to be considered in new street design. The PowerPoint presentation is available on the Public Notice Website or in the office of the City Recorder.

EPHRAIM MEADOWS MULTI-FAMILY CONDITIONAL USE PERMIT APPROVAL

Applicant Ralph Calder seeks to amend the conditions of a previously approved Conditional Use Permit (CUP) for the construction of a two-story, 14-unit condominium development. The initial CUP, granted in May 2021, stipulated that the owner maintain at least 50% ownership of the units. Calder now proposes to establish a homeowner's association (HOA) and sell all units.

After a thorough review by both the Ephraim City Planning Commission and staff, the application has been assessed for compliance with Ephraim City Municipal Code standards. It has been determined that the proposal meets the necessary criteria for approval.

The Ephraim City Council is therefore recommended to review the proposed Conditional Use Permit and approve the requested amendments. The conditions of approval for the amended permit are as follows:

1. Each unit must provide a minimum of two off-street parking spaces, one of which must be covered. Additionally, one space per five units must be allocated for RV and boat storage (ECC 10.12.110).
2. Twenty percent of the lot must be designated as a landscaped common area for residents' use.
3. A 6-foot site-obscurring fence around the sides and rear of the property is mandatory.
4. Separate meters are required for each unit.
5. Full disclosure of unit locations and neighboring businesses to potential tenants, as per the previous condition established in May 2021.

Councilmember Nordfelt moved to approve the amendment of the previous CUP to allow all units to be sold. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CITY CODE VIOLATION APPEAL TOM DAUGHTON 95 W. 300 S.

Tom Daughton did not show up for the appeal. There was an anonymous complaint received in Early April because there was a camp trailer being used as a permanent resident. Fencing has been put up by the trailer attempting to obscure it. Mr. Daughton's daughter did talk to Lieutenant Cragun confirming she was living in the trailer. ECC 10.12.02 S states *trailers shall*

not be granted permanent residential occupancy within the limits of the City and shall not be permitted to obtain permanent connections for water or sewer. For uses not related to construction of a building, temporary residential occupancy of trailers may be granted for no more than 90 days unless an extension is specifically granted by the City Council for cause. Permanent residential occupancy shall not be granted for any mobile structure less than 40 feet long or 8 feet wide. The possible solutions would be to relocate the trailer, the individual move into the house, or for the city council to give an extension.

Councilmember Anderson moved to deny the appeal, leaving a week to rectify the situation before citation. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CITY CODE VIOLATION APPEAL RUSTY LEE TALBERT 294 N. 300 E.

Rusty Lee Talbert of 294 N. 300 E. was informed by the Ephraim Police Department about a city code violation related to nuisance ordinances. This followed a prior citation in 2020, coinciding with the passing of his father. Talbert explained that his salvage and automotive business had been evicted, leading to the relocation of his business equipment to his residence. He mentioned plans to secure a storage unit for some items and requested time to arrange legal storage solutions. The council requested a detailed plan with clear objectives and deadlines to be submitted before the next meeting for assessment. Talbert agreed to return in two weeks to update the council on progress.

Councilmember Beal moved to continue the discussion to the May 15th meeting allowing the applicants to provide a plan of progress to the city recorder by May 10th before the council meeting on May 15th with police photos to be taken of the current progress during the time between meetings. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-04 FIRM POWER SUPPLY PREPAY

In March 2024, a project is underway to leverage tax-exempt bonds for a 30-year prepayment of gas and electricity, achieving discounted energy prices for the Utah Associated Municipal Power Systems (UAMPS) and its members. The prepayment structure, facilitated by Southeast Energy Authority (SEA) and J. Aron & Company, aims to capitalize on tax advantages while ensuring a steady energy supply for UAMPS members' retail customers.

Under the plan, existing gas and power purchase agreements are assigned to J. Aron, allowing for streamlined operations without alterations to existing contracts. Notably, UAMPS will assign agreements from the Nebo Project and seeks to incorporate agreements from Red Mesa and Steel Solar 1A and 1B into the prepayment, with provisions for adjustments to accommodate changing market conditions.

To ensure compliance with tax regulations, UAMPS requires approval from governing boards for a Qualified Use Certificate, affirming the use of prepaid energy for retail customers within service territories. Participants must adhere to usage guidelines outlined in the certificate to maintain eligibility for discounted energy rates.

The electricity purchase must be used for the municipal load.

Councilmember Anderson moved to approve ECR 24-04 a resolution authorizing a tax certificate and agreement for UAMPS Firm Power Supply Project. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

NOTICE OF INTENT FOR POTENTIAL TRUTH IN TAXATION

The state of Utah requires notice to be given to the county and state letting them know that Ephraim City is considering Truth in Taxation this year.

Councilmember Nordfelt moved to provide the notice and intent for future Truth in Taxation. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-05 TIER II CONTRIBUTION PICK-UP RESOLUTION

The rates for public safety & fire URS Tier II contributions for retirement have increased. This resolution will pick up the 4.73% portion for public safety.

Councilmember Beal moved to approve ECR 24-05 Tier II contribution pick-up for the Public Safety and Fire retirement. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-06 FIRE PROTECTION AGREEMENT

Each year the county provides an agreement for fire protection and extrication that will be done by the Ephraim City Fire Department. The cost is considered every five years.

Councilmember Nordfelt moved to approve ECR 24-06 Fire Protection Agreement and vehicle extrication. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-07 FREEDOM DAY OBSERVED

To allow the budget proceeding to continue as scheduled, the observance of this holiday will be moved from Wednesday to Monday.

Councilmember Beal moved to approve ECR 24-07 Freedom Day observed be move to Monday rather than Wednesday. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

APPROVAL AND RATIFICATION OF WARRANT REGISTERS

The Council previously reviewed and approved the Warrant Register of April 17, 2024.

Councilmember Nordfelt moved to ratify the April 17, 2024 Warrant Register as previously approved. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

The Council reviewed the Warrant Register of April 29, 2024.

Councilmember Anderson moved to approve the April 29, 2024 Warrant Register as presented. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the April 3, 2024 City Council Meeting.

Councilmember Beal moved to approve the April 3, 2024 City Council Meeting Minutes as presented. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

FLEET VEHICLE LEASE DISCUSSION

A vehicle lease program with Ken Garff is being considered. The initial outlay would include ten vehicles. A three-year vehicle rotation would provide a more predictable expense in the budget. The leases are financed directly by Zions bank. The City Council expressed support for pursuing this option and initiating the process.

APPOINTMENTS AND COUNCIL REPORTS

Dennis Nordfelt

- Airport Board- There was not a quorum present, so no meeting was held.
- Scandinavian Festival- The planning is going well.

Margie Anderson

- Miss Ephraim- The pageant was delayed for lack of a director until June. All contestants will participate in the parade. The Snow College location could not be scheduled so the High School will be used.

Anthony Beal

- Library Board- The library is doing well.
- Youth City Council- The group will be helping with the festival's fun run and other events.

CITY MANAGER REPORT

- The airport project for the runway was finished early with extra slurry seal product. As a result, the road to the airport gate was done and approximately 85% of the Park Cemetery.
- The Request for Proposals (RFP) is currently out for the new public works building. There were 12 firms at the site visit.
- The earmark request with Congressman Owens' office was submitted yesterday. It was short notice but was completed in time.
- The final number for health insurance will be given at a meeting tomorrow.
- The website redesign is in process and the .gov designation will be implemented.
- The benefits of the Utah League of Cities & Towns (ULCT) conference were discussed.
- The American Planning Association (APA) conference will be held in Cedar City next week.
- The city council meeting will now be streamed on YouTube.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Beal moved the Regular Council Meeting adjourn at 8:22 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 15, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

5-15-24

Date



ATTEST:

Candice Maudsley
Candice Maudsley, City Recorder

5-15-24

Date